



Case Number **ZC-17-156**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 19, 2017

Council District 7

Zoning Commission Recommendation:

Approval as Amended to "J" by a vote of 5-4

Opposition: None submitted

Support: North Fort Worth Alliance

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Jocelyn Murphy</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **TCRG Opportunity IX LLC**

Site Location: 11000 block North Freeway (I-35W) Mapsco: 21K

Proposed Use: **Industrial**

Request: From: "I" Light Industrial/I-35 Overlay

To: "K" Heavy Industrial/I-35 Overlay (original request) "J" Medium Industrial/I-35 Overlay (Zoning Commission recommendation)

Land Use Compatibility: Requested change **is not compatible** (K" Heavy industrial district; **compatible** for "J" Medium Industrial district)

Comprehensive Plan Consistency: Requested change **is not consistent**.

Background:

The property is located south of Keller Hicks Road and west of I-35W North Freeway, directly south of Alliance Airport. The applicant is requesting a zoning change from "I" Light Industrial to "K" Heavy Industrial to allow for light to medium industrial uses.

The property is adjacent to the City of Haslet on two sides with primarily small light industrial activity and vacant tracts. It is just southwest of the Airport Overlay boundary within Fort Worth which limits certain uses deemed incompatible with airport operations. The property is influenced by the activity and operations of the airport, which include heavy traffic from FedEx, a major tenant, and light but regular military flights. The majority of departing flights take off to the south in this area due to predominant winds.

A "K" Heavy Industrial zone exists to the south, however it was likely in place before the area began to develop. Primarily light industrial uses such as trucking and distribution exist in the area, with a preschool to the west in Haslet. Commercial zoning and uses are across I-35 to the east. Due to the reduced density of employees typically found in an industrial use versus a commercial or institutional use, an industrial use is appropriate in this location south of the airport. However, a heavy industrial zoning district permits uses that can emit smoke, cause dust, and allow construction of facilities that could cause external effects that are not consistent with the operations of the airport.

The property is also in the I-35 Design Overlay. Any development fronting I-35 will be required to follow the district.

At the Zoning Commission meeting, the applicant explained that the primary purpose for the “K” Heavy Industrial district is to get the height and there was discussion about allowed uses in “K”. The applicant said that the “J” Medium Industrial district would provide the 120 ft. height they need to offer flexibility for industrial users. The “J” district would be considered more compatible with the surrounding uses and the airport operations than the potential uses in the “K” district.

At the Zoning Commission,

Site Information:

Owner: TCRG Opportunity IX LLC
5201 Camp Bowie Boulevard, Suite 200
Fort Worth, TX 76107
Agent: Justin Light
Acreage: 176.45 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North “G” Intensive Commercial / vacant
East “G” Intensive Commercial / commercial, retail across I-35W
South “I” Light Industrial / vacant and industrial type uses
West ETJ / vacant, commercial and some single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Keller Hicks Rd.	Two-Way County Rd.	Commercial Connector	
I-35W	Freeway	Freeway	Under Construction
Harmon Rd.	Two-Way County Rd.	Commercial Connector	

Public Notification:

300 foot Legal Notifications were mailed on August 25, 2017.

The following organizations were notified: (emailed August 21, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Northwest Fort Worth Community Alliance
North Fort Worth Alliance	Tehama Ridge HOA*
Villages of Woodland Springs HOA	
Streams And Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Northwest ISD

*Closest registered Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “K” Heavy Industrial. Surrounding land uses are primarily light industrial and vacant in the City of Haslet with commercial uses to the east across I-35. The property is just to the south of the Alliance Airport

Due to the request for heavy industrial zoning and uses which could emit smoke and cause dust and potentially other external effects. As a result, the proposed heavy industrial zoning **is not compatible** for this area. The “J” district would be considered compatible and similar to the other

lighter industrial uses in the area and since it allows limited uses that have the potential to cause external effects that could affect the airport operations.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Light Industrial. The proposed rezoning is not consistent with the following Comprehensive Plan policies:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Proposed uses that may be detrimental to health, safety, and welfare (such as hazardous materials, airports, mining, landfills, gun ranges, and manufacturing of certain materials) should continue to be evaluated on a case by case basis before approval.

Based on the lack of conformance with the future land use map and the policies stated above, the proposed heavy industrial zoning **is not consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Applicant:	TCRG Opportunity IX LLC
Address:	11000 block North Freeway (I-35W)
Zoning From:	I
Zoning To:	K
Acres:	145.05445734
Mapsc0:	21K
Sector/District:	Far North
Commission Date:	9/13/2017
Contact:	817-392-6226

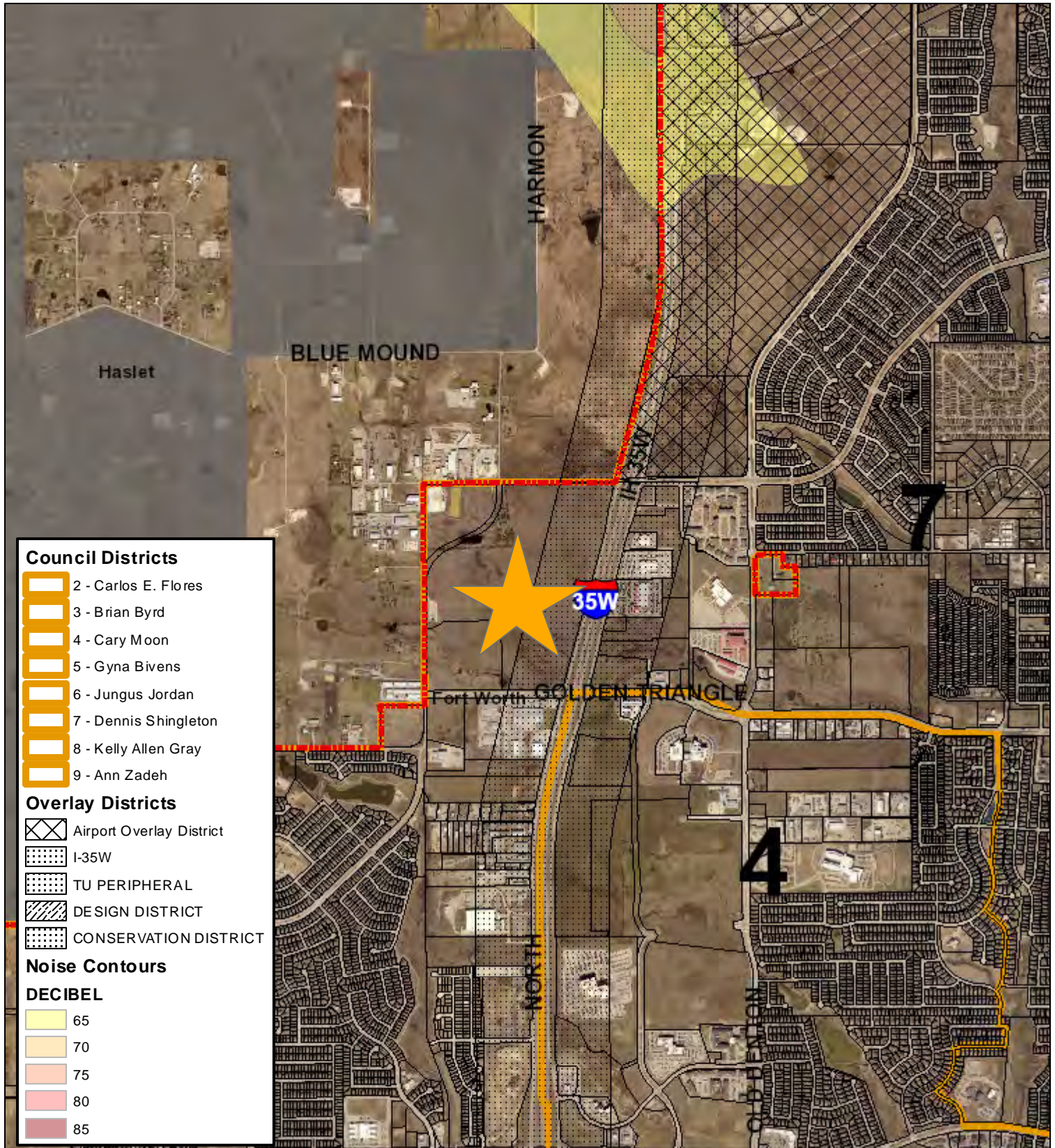


0 430 860 1,720 Feet



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Area Map

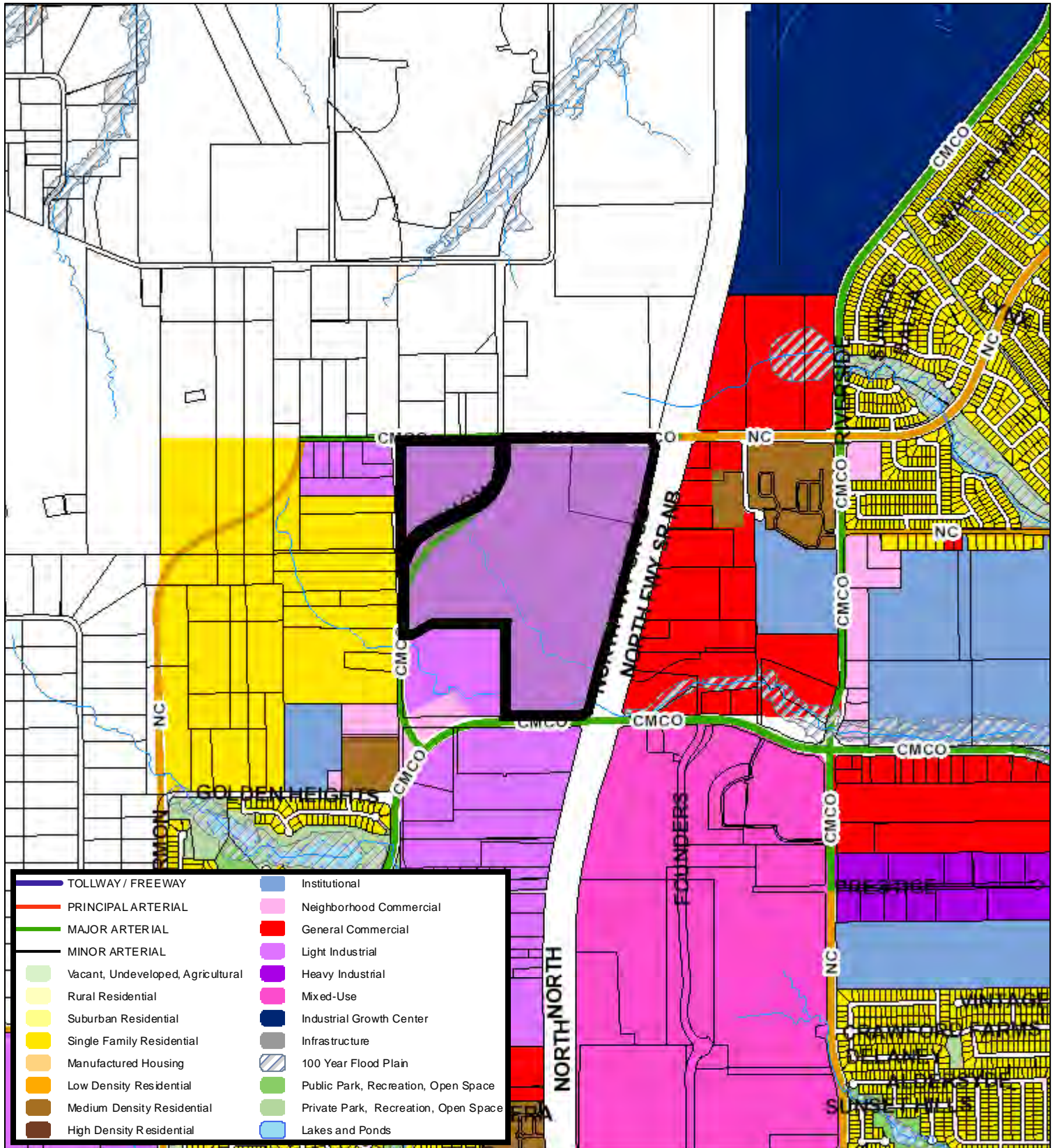


0 1,000 2,000 4,000 Feet



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Future Land Use



1,400 700 0 1,400 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.

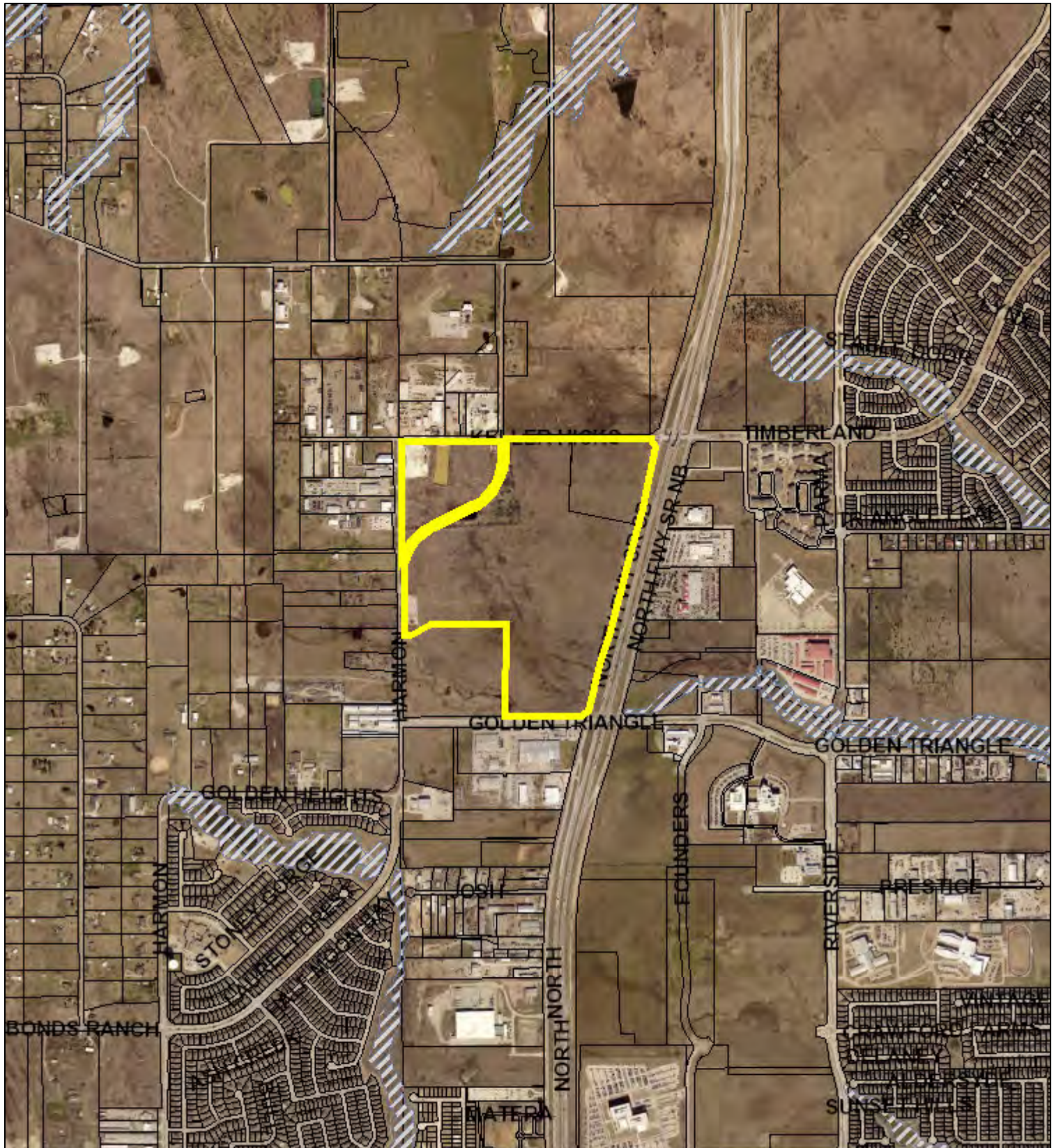


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Aerial Photo Map



0 900 1,800 3,600 Feet

